

# Amador County Economic Forecast

Amador County is located in the western foothills of the Sierra Nevada Mountains. The county is located north of Calaveras County and south of El Dorado County. Amador County has a population of 37,570 people and 12,340 wage and salary jobs. The per capita income in Amador County is \$27,360, and the average salary per worker is \$35,310. The average household income (for a family of 4) for calendar 2005 is \$61,200.

In 2004, 473 total wage and salary jobs were created in Amador County, representing an increase in employment of 4.0 percent. Non-farm employment, which accounts for almost 97 percent of total employment, added 463 jobs. The unemployment rate declined to 5.5 percent in 2004.

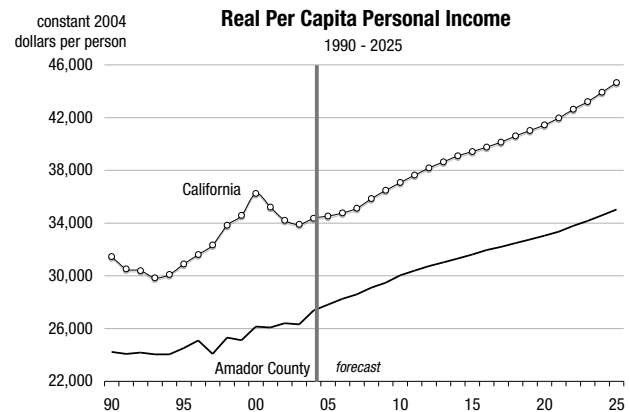
The principal sectors that are producing jobs in Amador County are leisure services, mining, professional services, and government. Government employment currently accounts for 40 percent of total employment in the county, and added 240 jobs last year. Retail trade, education and healthcare services, and leisure services are the other largest employment sectors in the county. In 2004, the greatest number of jobs were lost in the manufacturing and wholesale trade sectors, which declined by 30 and 55 jobs respectively last year.

The population grew in Amador County at a rate of 1.3 percent in 2004. The fastest growing cities in the county are Sutter Creek and Jackson, which grew 8.7 and 2.8 percent respectively from January 2004 to January 2005. Net migration was positive last year, with an estimated total of 568 migrants entering the county.

Employment growth is expected to continue over the next several years, but at a slower rate than the growth rate in 2004. Population growth will be positive but lower than last year's levels.

## Forecast Highlights

- Non-farm job growth is forecast to moderate in 2005 to 1.4 percent. Job growth is expected to increase over the next five years, and will average 1.9 percent per year over that time period.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 1.1 percent per year over the next 5 years.
- Between 2005 and 2010, the momentum for employment growth is in professional services and the public sector. These sectors account for 74 percent of all jobs created in the county over the next five years.
- The population in the county will continue to grow, but at a slower rate than the state average. Annual growth in the 2005 to 2010 period averages 1.1 percent per year. Average



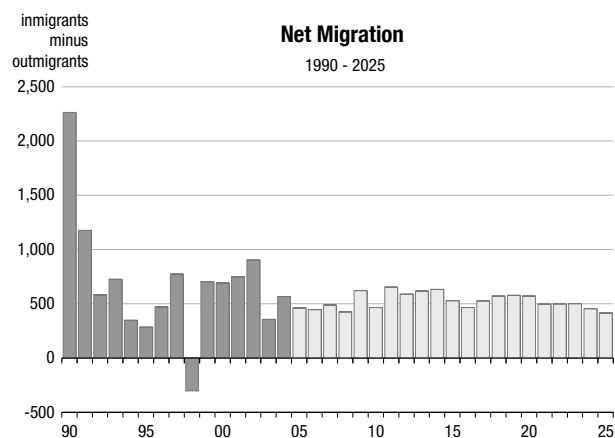
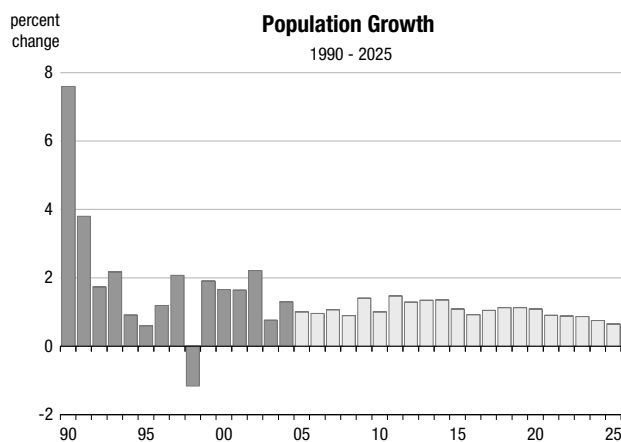
growth in the state during this same period is 1.5 percent per year.

- An estimated 460 people will migrate into the county during 2005. Over the next five years net migration is expected to average nearly 500 net migrants per year.
- Real per capita income is forecast to increase 1.7 percent in 2005. Over the next five years real per capita incomes are expected to increase an average of 1.5 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 4.7 percent in 2005. Over the next five years real taxable sales are forecast to increase 3.2 percent per year.
- Industrial production is forecast to increase a scant 0.6 percent in 2005. Over the next five years the growth rate of industrial production will accelerate, rising an average of 4.9 percent per year. Total agricultural crop production, adjusted for inflation, is expected to decline an average of 0.1 percent per year between 2005 and 2010.

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## 1995-2004 History, 2005-2025 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1995	33,400	284	39.3	11.7	186	\$0.24	\$0.62	\$24,510	2.0	21.0	135.6	8.0
1996	33,800	473	40.7	11.9	140	\$0.25	\$0.66	\$25,093	2.3	21.7	150.1	6.8
1997	34,500	774	38.8	12.0	118	\$0.28	\$0.67	\$24,069	3.4	22.2	154.9	6.2
1998	34,100	-302	40.8	12.1	157	\$0.28	\$0.72	\$25,317	3.2	18.1	106.3	5.5
1999	34,750	704	42.5	12.2	256	\$0.32	\$0.76	\$25,101	4.2	22.6	120.0	4.7
2000	35,327	692	45.2	12.7	274	\$0.37	\$0.84	\$26,139	4.5	25.0	133.5	5.1
2001	35,907	748	47.8	12.9	239	\$0.37	\$0.89	\$26,073	5.4	21.7	129.4	4.9
2002	36,704	902	49.6	13.2	315	\$0.38	\$0.94	\$26,404	1.6	24.5	137.7	5.6
2003	36,985	357	49.5	13.4	403	\$0.41	\$0.96	\$26,322	1.8	22.2	166.1	5.9
2004	37,468	568	53.4	13.6	541	\$0.43	\$1.03	\$27,359	1.2	22.7	196.3	5.5
2005	37,847	462	54.0	13.8	505	\$0.45	\$1.08	\$27,815	1.7	22.5	197.5	5.4
2006	38,211	446	54.4	14.2	457	\$0.48	\$1.13	\$28,244	2.7	22.5	203.2	5.6
2007	38,620	489	55.1	14.5	441	\$0.51	\$1.19	\$28,590	2.6	22.6	211.8	5.7
2008	38,968	425	56.1	14.9	439	\$0.54	\$1.25	\$29,108	2.6	22.5	222.6	5.6
2009	39,518	622	57.3	15.2	429	\$0.57	\$1.32	\$29,475	2.5	22.8	235.9	5.7
2010	39,917	467	58.5	15.6	438	\$0.61	\$1.39	\$30,030	2.7	22.5	250.5	5.7
2011	40,505	654	59.8	16.0	430	\$0.64	\$1.47	\$30,397	2.7	22.9	266.1	5.7
2012	41,029	589	61.1	16.4	433	\$0.68	\$1.55	\$30,725	2.8	22.7	283.8	5.5
2013	41,581	618	62.4	16.7	423	\$0.72	\$1.63	\$31,018	2.9	22.8	304.6	5.3
2014	42,146	634	63.5	17.1	418	\$0.76	\$1.72	\$31,302	2.9	22.8	323.8	5.2
2015	42,607	529	64.7	17.5	414	\$0.81	\$1.81	\$31,612	3.1	22.7	340.5	5.2
2016	43,002	466	65.7	17.9	404	\$0.85	\$1.90	\$31,954	3.0	22.6	356.2	5.2
2017	43,453	526	66.7	18.3	400	\$0.90	\$1.99	\$32,193	2.9	22.7	371.3	5.4
2018	43,947	572	67.8	18.6	406	\$0.94	\$2.08	\$32,476	2.7	22.7	386.7	5.4
2019	44,444	578	68.9	19.0	411	\$0.99	\$2.18	\$32,759	2.8	22.7	402.2	5.4
2020	44,929	571	70.0	19.4	412	\$1.04	\$2.28	\$33,036	2.7	22.7	432.4	5.3
2021	45,336	498	71.1	19.7	410	\$1.09	\$2.39	\$33,353	2.6	22.6	444.4	5.2
2022	45,737	499	72.2	20.1	408	\$1.14	\$2.50	\$33,779	2.6	22.6	446.7	5.2
2023	46,134	501	73.3	20.5	409	\$1.20	\$2.62	\$34,169	2.7	22.6	454.9	5.2
2024	46,482	455	74.5	20.8	411	\$1.26	\$2.75	\$34,581	2.7	22.5	465.6	5.2
2025	46,787	415	75.7	21.2	411	\$1.32	\$2.88	\$35,030	2.7	22.4	477.2	5.2



# Amador County Employment Forecast

## 1995-2004 History, 2005-2025 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment ( thousands of jobs)-----											
1995	9.5	0.21	0.25	0.97	0.13	1.68	0.39	0.35	0.23	1.18	1.01	2.82
1996	9.9	0.25	0.27	0.97	0.11	1.72	0.41	0.38	0.25	1.10	1.08	2.96
1997	10.0	0.27	0.28	0.85	0.10	1.78	0.38	0.39	0.23	1.08	1.18	3.07
1998	10.3	0.24	0.30	0.72	0.10	1.72	0.37	0.64	0.22	1.02	1.14	3.52
1999	10.6	0.24	0.37	0.65	0.10	1.76	0.40	0.72	0.23	1.17	1.05	3.61
2000	11.2	0.26	0.36	0.76	0.09	1.76	0.41	1.11	0.23	1.14	1.04	3.86
2001	12.0	0.30	0.40	0.78	0.19	1.83	0.40	1.14	0.22	1.12	1.03	4.32
2002	12.1	0.33	0.47	0.78	0.14	1.87	0.41	0.89	0.22	1.15	1.00	4.60
2003	11.9	0.37	0.47	0.72	0.14	1.93	0.44	0.43	0.20	1.18	0.96	4.74
2004	12.3	0.38	0.51	0.69	0.14	1.92	0.46	0.48	0.20	1.20	1.05	4.98
2005	12.5	0.38	0.52	0.71	0.14	1.97	0.47	0.54	0.21	1.21	1.06	4.97
2006	12.6	0.38	0.54	0.70	0.14	2.00	0.48	0.59	0.21	1.22	1.07	4.97
2007	12.8	0.38	0.55	0.69	0.14	2.03	0.48	0.67	0.22	1.23	1.08	5.01
2008	13.1	0.37	0.56	0.68	0.14	2.06	0.49	0.77	0.22	1.25	1.10	5.10
2009	13.4	0.38	0.57	0.68	0.14	2.08	0.49	0.87	0.23	1.27	1.10	5.24
2010	13.7	0.38	0.58	0.68	0.14	2.11	0.50	0.98	0.23	1.29	1.12	5.40
2011	14.1	0.38	0.58	0.67	0.14	2.13	0.50	1.09	0.23	1.31	1.13	5.57
2012	14.4	0.38	0.58	0.67	0.14	2.16	0.51	1.20	0.23	1.32	1.14	5.74
2013	14.7	0.38	0.59	0.67	0.14	2.19	0.51	1.30	0.24	1.34	1.14	5.91
2014	15.0	0.38	0.59	0.67	0.14	2.22	0.52	1.38	0.24	1.36	1.15	6.08
2015	15.3	0.38	0.59	0.67	0.14	2.24	0.52	1.45	0.24	1.37	1.16	6.24
2016	15.6	0.38	0.60	0.67	0.14	2.27	0.53	1.50	0.24	1.39	1.17	6.40
2017	15.9	0.38	0.61	0.66	0.14	2.30	0.53	1.54	0.24	1.41	1.19	6.57
2018	16.2	0.38	0.61	0.66	0.14	2.33	0.54	1.59	0.24	1.42	1.20	6.74
2019	16.5	0.38	0.62	0.66	0.14	2.35	0.54	1.63	0.25	1.44	1.20	6.93
2020	16.8	0.38	0.62	0.66	0.14	2.38	0.55	1.67	0.25	1.46	1.21	7.12
2021	17.1	0.38	0.62	0.66	0.14	2.41	0.55	1.71	0.25	1.48	1.21	7.31
2022	17.3	0.38	0.62	0.66	0.14	2.43	0.55	1.75	0.25	1.51	1.22	7.51
2023	17.6	0.38	0.62	0.65	0.14	2.46	0.56	1.79	0.25	1.53	1.22	7.71
2024	18.0	0.38	0.63	0.65	0.14	2.49	0.56	1.83	0.25	1.55	1.22	7.91
2025	18.3	0.38	0.63	0.64	0.14	2.52	0.57	1.88	0.25	1.57	1.23	8.12

